

Florida

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Florida. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

■ Table of Contents

- [1. ACCESS & ENTRY](#) (6 rules)
- [2. CORE LEASE REQUIREMENTS](#) (7 rules)
- [3. EVICTION & TERMINATION](#) (9 rules)
- [4. FAIR HOUSING & DISCRIMINATION](#) (6 rules)
- [5. FINANCIAL TERMS](#) (8 rules)
- [6. LOCAL ORDINANCES](#) (4 rules)
- [7. PET POLICIES](#) (8 rules)
- [8. PROPERTY CONDITIONS](#) (11 rules)
- [9. PROPERTY MANAGEMENT SPECIFIC](#) (7 rules)
- [10. REPORTING & DOCUMENTATION](#) (6 rules)
- [11. RETALIATION & HARASSMENT](#) (3 rules)
- [12. SECURITY DEPOSITS](#) (7 rules)
- [13. SPECIAL PROPERTY TYPES](#) (6 rules)
- [14. SPECIAL SITUATIONS](#) (7 rules)
- [15. TENANT RIGHTS](#) (8 rules)

1. ACCESS & ENTRY

- 1. Landlord Entry Rights (F.S. § 83.53)
■ Legal Reference: [F.S. § 83.53](#) (click to view statute)
- 2. Entry Notice Requirements (F.S. § 83.53)
■ Legal Reference: [F.S. § 83.53](#) (click to view statute)
- 3. Emergency Entry (F.S. § 83.53)
■ Legal Reference: [F.S. § 83.53](#) (click to view statute)
- 4. Entry for Showings (F.S. § 83.53)
■ Legal Reference: [F.S. § 83.53](#) (click to view statute)
- 5. Entry for Repairs (F.S. § 83.53)
■ Legal Reference: [F.S. § 83.53](#) (click to view statute)
- 6. Tenant Privacy Rights (F.S. § 83.53)
■ Legal Reference: [F.S. § 83.53](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (F.S. § 83.50, § 83.49(2))
■ Legal Reference: [F.S. § 83.50, § 83.49\(2\)](#) (click to view statute)
- 2. Written Lease Requirements (F.S. § 83.46)
■ Legal Reference: [F.S. § 83.46](#) (click to view statute)
- 3. Lease Language Requirements (F.S. § 83.47, § 83.45)
■ Legal Reference: [F.S. § 83.47, § 83.45](#) (click to view statute)
- 4. Lease Addendums (Various F.S. § 83 sections)
■ Legal Reference: [Various F.S. § 83 sections](#) (click to view statute)
- 5. Lease Renewal (F.S. § 83.46(2), § 83.575)
■ Legal Reference: [F.S. § 83.46\(2\), § 83.575](#) (click to view statute)
- 6. Lease Termination (F.S. § 83.57)
■ Legal Reference: [F.S. § 83.57](#) (click to view statute)

● 7. Early Termination (F.S. § 83.595 (Servicemember), § 83.682 (Domestic Violence))

■ *Legal Reference:* [F.S. § 83.595 \(Servicemember\), § 83.682 \(Domestic Violence\)](#) (click to view statute)

3. EVICTION & TERMINATION

● 1. Notice to Quit for Nonpayment (F.S. § 83.56(3))

■ *Legal Reference:* [F.S. § 83.56\(3\)](#) (click to view statute)

● 2. Notice for Lease Violations (F.S. § 83.56(2))

■ *Legal Reference:* [F.S. § 83.56\(2\)](#) (click to view statute)

● 3. Notice for No-Cause (F.S. § 83.57)

■ *Legal Reference:* [F.S. § 83.57](#) (click to view statute)

● 4. Eviction Procedures (F.S. § 83.58-83.625)

■ *Legal Reference:* [F.S. § 83.58-83.625](#) (click to view statute)

● 5. Self-Help Eviction Prohibitions (F.S. § 83.67)

■ *Legal Reference:* [F.S. § 83.67](#) (click to view statute)

● 6. Tenant Defenses (F.S. § 83.60)

■ *Legal Reference:* [F.S. § 83.60](#) (click to view statute)

● 7. Expedited Evictions (No specific Florida statute for expedited evictions)

■ *Legal Reference:* [No specific Florida statute for expedited evictions](#) (click to view statute)

● 8. Post-Eviction (F.S. § 83.67, § 83.59(3)(c))

■ *Legal Reference:* [F.S. § 83.67, § 83.59\(3\)\(c\)](#) (click to view statute)

● 9. Eviction Records (No specific statute on sealing/expungement)

■ *Legal Reference:* [No specific statute on sealing/expungement](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

● 1. Protected Classes (Federal Fair Housing Act; Florida Fair Housing Act F.S. § 760.20-760.37)

■ *Legal Reference:* [Federal Fair Housing Act; Florida Fair Housing Act F.S. § 760.20-760.37](#) (click to view statute)

● **2. Reasonable Accommodations (Fair Housing Act; F.S. § 760.23)**

■ *Legal Reference: [Fair Housing Act; F.S. § 760.23](#) (click to view statute)*

● **3. Familial Status (Fair Housing Act; F.S. § 760.23)**

■ *Legal Reference: [Fair Housing Act; F.S. § 760.23](#) (click to view statute)*

● **4. Source of Income (Not protected at state level; some local ordinances)**

■ *Legal Reference: [Not protected at state level; some local ordinances](#) (click to view statute)*

● **5. Criminal History (No specific statute; HUD guidance)**

■ *Legal Reference: [No specific statute; HUD guidance](#) (click to view statute)*

● **6. Immigration Status (Fair Housing Act)**

■ *Legal Reference: [Fair Housing Act](#) (click to view statute)*

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (F.S. § 83.46)**

■ *Legal Reference: [F.S. § 83.46](#) (click to view statute)*

● **2. Rent Increases (No specific statute; generally contract law)**

■ *Legal Reference: [No specific statute; generally contract law](#) (click to view statute)*

● **3. Late Fees (No specific state statute; general contract law)**

■ *Legal Reference: [No specific state statute; general contract law](#) (click to view statute)*

● **4. NSF/Bounced Check Fees (F.S. § 68.065)**

■ *Legal Reference: [F.S. § 68.065](#) (click to view statute)*

● **5. Application Fees (No specific state limit)**

■ *Legal Reference: [No specific state limit](#) (click to view statute)*

● **6. Move-In Fees (No specific statute; general contract law)**

■ *Legal Reference: [No specific statute; general contract law](#) (click to view statute)*

● **7. Pet Fees & Deposits (No specific statute; F.S. § 83.49 applies to pet deposits)**

■ *Legal Reference: [No specific statute; F.S. § 83.49 applies to pet deposits](#) (click to view statute)*

● **8. Utilities (F.S. § 83.67)**

■ *Legal Reference:* [F.S. § 83.67 \(click to view statute\)](#)

6. LOCAL ORDINANCES

- 1. City-Specific Requirements (Varies by municipality; F.S. § 83.425)

■ *Legal Reference:* [Varies by municipality; F.S. § 83.425 \(click to view statute\)](#)

- 2. HOA Rules (F.S. Chapter 720 (HOAs); Lease agreement; HOA governing documents)

■ *Legal Reference:* [F.S. Chapter 720 \(HOAs\); Lease agreement; HOA governing documents \(click to view statute\)](#)

- 3. Condo Association Rules (F.S. Chapter 718 (Condominiums); Lease agreement; Condo documents)

■ *Legal Reference:* [F.S. Chapter 718 \(Condominiums\); Lease agreement; Condo documents \(click to view statute\)](#)

- 4. Zoning Compliance (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances \(click to view statute\)](#)

7. PET POLICIES

- 1. Pet Permissions (No specific statute; lease agreement controls)

■ *Legal Reference:* [No specific statute; lease agreement controls \(click to view statute\)](#)

- 2. Pet Deposits & Fees (F.S. § 83.49 (if refundable deposit))

■ *Legal Reference:* [F.S. § 83.49 \(if refundable deposit\) \(click to view statute\)](#)

- 3. Pet Rent (No specific statute; lease agreement)

■ *Legal Reference:* [No specific statute; lease agreement \(click to view statute\)](#)

- 4. Breed Restrictions (No specific statute; lease agreement)

■ *Legal Reference:* [No specific statute; lease agreement \(click to view statute\)](#)

- 5. Service Animals (Federal ADA, Fair Housing Act; F.S. § 413.08)

■ *Legal Reference:* [Federal ADA, Fair Housing Act; F.S. § 413.08 \(click to view statute\)](#)

- 6. Emotional Support Animals (Fair Housing Act (FHA))

■ *Legal Reference:* [Fair Housing Act \(FHA\) \(click to view statute\)](#)

- 7. Pet Addendums (No specific statute; lease agreement)

■ *Legal Reference:* [No specific statute; lease agreement \(click to view statute\)](#)

● **8. Pet Damage Liability** (General liability principles; F.S. § 83.49)

■ *Legal Reference:* [General liability principles; F.S. § 83.49 \(click to view statute\)](#)

8. PROPERTY CONDITIONS

● **1. Habitability Standards** (F.S. § 83.51)

■ *Legal Reference:* [F.S. § 83.51 \(click to view statute\)](#)

● **2. Essential Services** (F.S. § 83.51, § 83.60(1))

■ *Legal Reference:* [F.S. § 83.51, § 83.60\(1\) \(click to view statute\)](#)

● **3. Repair & Maintenance** (F.S. § 83.51 (landlord), § 83.52 (tenant))

■ *Legal Reference:* [F.S. § 83.51 \(landlord\), § 83.52 \(tenant\) \(click to view statute\)](#)

● **4. Repair & Deduct** (F.S. § 83.60)

■ *Legal Reference:* [F.S. § 83.60 \(click to view statute\)](#)

● **5. Constructive Eviction** (F.S. § 83.60)

■ *Legal Reference:* [F.S. § 83.60 \(click to view statute\)](#)

● **6. Mold & Environmental Hazards** (No specific mold statute; general habitability (F.S. § 83.51))

■ *Legal Reference:* [No specific mold statute; general habitability \(F.S. § 83.51\) \(click to view statute\)](#)

● **7. Bed Bugs** (No specific statute; general habitability (F.S. § 83.51))

■ *Legal Reference:* [No specific statute; general habitability \(F.S. § 83.51\) \(click to view statute\)](#)

● **8. Lead-Based Paint** (Federal requirement 42 U.S.C. § 4852d; 24 CFR Part 35)

■ *Legal Reference:* [Federal requirement 42 U.S.C. § 4852d; 24 CFR Part 35 \(click to view statute\)](#)

● **9. Asbestos Disclosure** (No specific Florida disclosure requirement; OSHA standards apply)

■ *Legal Reference:* [No specific Florida disclosure requirement; OSHA standards apply \(click to view statute\)](#)

● **10. Radon Disclosure** (No mandatory disclosure requirement)

■ *Legal Reference:* [No mandatory disclosure requirement \(click to view statute\)](#)

● **11. Smoke & Carbon Monoxide Detectors** (F.S. § 83.51(2)(a); Local fire codes; NFPA standards)

■ *Legal Reference:* [F.S. § 83.51\(2\)\(a\); Local fire codes; NFPA standards \(click to view statute\)](#)

9. PROPERTY MANAGEMENT SPECIFIC

- 1. Licensing Requirements (F.S. § 475.01, § 475.42)

■ Legal Reference: [F.S. § 475.01, § 475.42](#) (click to view statute)

- 2. Trust Account Requirements (F.S. § 475.25, Florida Administrative Code 61J2)

■ Legal Reference: [F.S. § 475.25, Florida Administrative Code 61J2](#) (click to view statute)

- 3. Property Manager Disclosure (F.S. § 83.50)

■ Legal Reference: [F.S. § 83.50](#) (click to view statute)

- 4. Owner Disclosure (F.S. § 83.50)

■ Legal Reference: [F.S. § 83.50](#) (click to view statute)

- 5. Change of Ownership (F.S. § 83.50; general practice)

■ Legal Reference: [F.S. § 83.50; general practice](#) (click to view statute)

- 6. Property Registration (Local ordinances vary)

■ Legal Reference: [Local ordinances vary](#) (click to view statute)

- 7. Inspection Requirements (Local ordinances; building codes)

■ Legal Reference: [Local ordinances; building codes](#) (click to view statute)

10. REPORTING & DOCUMENTATION

- 1. Record Retention (F.S. § 475.5015 (for brokers); general best practice)

■ Legal Reference: [F.S. § 475.5015 \(for brokers\); general best practice](#) (click to view statute)

- 2. Rent Payment Records (General business practice; F.S. § 475.5015 (brokers))

■ Legal Reference: [General business practice; F.S. § 475.5015 \(brokers\)](#) (click to view statute)

- 3. Maintenance Logs (General best practice; proof for security deposit disputes)

■ Legal Reference: [General best practice; proof for security deposit disputes](#) (click to view statute)

- 4. Inspection Reports (No specific requirement; best practice)

■ Legal Reference: [No specific requirement; best practice](#) (click to view statute)

- 5. Lead Registry (No Florida state registry; federal EPA requirements)

■ *Legal Reference:* [No Florida state registry; federal EPA requirements \(click to view statute\)](#)

● **6. Bedbug Registry (No Florida statute requiring bedbug registry)**

■ *Legal Reference:* [No Florida statute requiring bedbug registry \(click to view statute\)](#)

11. RETALIATION & HARASSMENT

● **1. Anti-Retaliation (F.S. § 83.64)**

■ *Legal Reference:* [F.S. § 83.64 \(click to view statute\)](#)

● **2. Harassment Prohibitions (F.S. § 83.67, § 83.53)**

■ *Legal Reference:* [F.S. § 83.67, § 83.53 \(click to view statute\)](#)

● **3. Privacy Violations (F.S. § 83.53)**

■ *Legal Reference:* [F.S. § 83.53 \(click to view statute\)](#)

12. SECURITY DEPOSITS

● **1. Security Deposit Limits (No statutory limit)**

■ *Legal Reference:* [No statutory limit \(click to view statute\)](#)

● **2. Security Deposit Storage (F.S. § 83.49(1))**

■ *Legal Reference:* [F.S. § 83.49\(1\) \(click to view statute\)](#)

● **3. Security Deposit Return (F.S. § 83.49(3))**

■ *Legal Reference:* [F.S. § 83.49\(3\) \(click to view statute\)](#)

● **4. Allowable Deductions (F.S. § 83.49(3))**

■ *Legal Reference:* [F.S. § 83.49\(3\) \(click to view statute\)](#)

● **5. Itemization Requirements (F.S. § 83.49(3)(a))**

■ *Legal Reference:* [F.S. § 83.49\(3\)\(a\) \(click to view statute\)](#)

● **6. Penalties for Wrongful Withholding (F.S. § 83.49)**

■ *Legal Reference:* [F.S. § 83.49 \(click to view statute\)](#)

● **7. Walk-Through Inspections (No specific requirement; best practice)**

■ *Legal Reference:* [No specific requirement; best practice \(click to view statute\)](#)

13. SPECIAL PROPERTY TYPES

- **1. Mobile Homes** (F.S. § 83.201-83.251; Mobile Home Park Lot Tenancies F.S. § 723)
■ *Legal Reference:* [F.S. § 83.201-83.251; Mobile Home Park Lot Tenancies F.S. § 723](#) (click to view statute)
- **2. Subsidized Housing** (Federal HUD regulations; F.S. § 83.40-83.68)
■ *Legal Reference:* [Federal HUD regulations; F.S. § 83.40-83.68](#) (click to view statute)
- **3. Student Housing** (No specific statute; general landlord-tenant law applies; local ordinances)
■ *Legal Reference:* [No specific statute; general landlord-tenant law applies; local ordinances](#) (click to view statute)
- **4. Senior Housing** (Fair Housing Act exemption; F.S. § 760.29)
■ *Legal Reference:* [Fair Housing Act exemption; F.S. § 760.29](#) (click to view statute)
- **5. Short-Term Rentals** (F.S. § 509.032 (public lodging); F.S. § 83.40 (exclusions); Local ordinances)
■ *Legal Reference:* [F.S. § 509.032 \(public lodging\); F.S. § 83.40 \(exclusions\); Local ordinances](#) (click to view statute)
- **6. Commercial Property** (F.S. § 83.001-83.251 (Nonresidential Tenancies Part I))
■ *Legal Reference:* [F.S. § 83.001-83.251 \(Nonresidential Tenancies Part I\)](#) (click to view statute)

14. SPECIAL SITUATIONS

- **1. Domestic Violence** (F.S. § 83.682)
■ *Legal Reference:* [F.S. § 83.682](#) (click to view statute)
- **2. Military Service (SCRA)** (F.S. § 83.595; Federal Servicemembers Civil Relief Act)
■ *Legal Reference:* [F.S. § 83.595; Federal Servicemembers Civil Relief Act](#) (click to view statute)
- **3. Death of Tenant** (F.S. § 83.59(3)(d))
■ *Legal Reference:* [F.S. § 83.59\(3\)\(d\)](#) (click to view statute)
- **4. Foreclosure** (F.S. § 83.561; Federal Protecting Tenants at Foreclosure Act)
■ *Legal Reference:* [F.S. § 83.561; Federal Protecting Tenants at Foreclosure Act](#) (click to view statute)
- **5. Condemnation** (No specific statute; general landlord-tenant law)
■ *Legal Reference:* [No specific statute; general landlord-tenant law](#) (click to view statute)

● **6. Disaster/Casualty Loss (F.S. § 83.63)**

■ *Legal Reference: [F.S. § 83.63](#) (click to view statute)*

● **7. Bankruptcy (Federal Bankruptcy Code; F.S. § 83.231 (commercial))**

■ *Legal Reference: [Federal Bankruptcy Code; F.S. § 83.231 \(commercial\)](#) (click to view statute)*

15. TENANT RIGHTS

● **1. Quiet Enjoyment (F.S. § 83.51, § 83.53)**

■ *Legal Reference: [F.S. § 83.51, § 83.53](#) (click to view statute)*

● **2. Guest Policies (No specific statute; lease agreement)**

■ *Legal Reference: [No specific statute; lease agreement](#) (click to view statute)*

● **3. Subletting & Assignment (F.S. § 83.46; General contract law)**

■ *Legal Reference: [F.S. § 83.46; General contract law](#) (click to view statute)*

● **4. Lease Transfer (General contract law)**

■ *Legal Reference: [General contract law](#) (click to view statute)*

● **5. Tenant Organizing (No specific statute; First Amendment rights)**

■ *Legal Reference: [No specific statute; First Amendment rights](#) (click to view statute)*

● **6. Complaint Rights (F.S. § 83.64 (anti-retaliation))**

■ *Legal Reference: [F.S. § 83.64 \(anti-retaliation\)](#) (click to view statute)*

● **7. Withholding Rent (F.S. § 83.60)**

■ *Legal Reference: [F.S. § 83.60](#) (click to view statute)*

● **8. Breaking Lease Protections (F.S. § 83.595 (military), § 83.682 (domestic violence), § 83.63 (casualty))**

■ *Legal Reference: [F.S. § 83.595 \(military\), § 83.682 \(domestic violence\), § 83.63 \(casualty\)](#) (click to view statute)*

Severity Indicators:

- Critical requirement (must comply)
 - Important guideline (should follow)
 - Standard information (good to know)
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■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. City-Specific Requirements (Varies by municipality; F.S. § 83.425)

■ *Legal Reference:* [Varies by municipality; F.S. § 83.425](#)

For the most current information, always consult official state sources.

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